

PLANNING COMMISSION

July 2, 2015

The Planning Commission of South Strabane Township held their Regular Meeting on Thursday, July 2, 2015 at 7:00 P.M. in the Municipal Building, 550 Washington Road, Washington, PA 15301.

Present for the meeting were: Fred Pozzuto, Chairman, Vice-Chairman Paula Phillis, Marie Zipko, Secretary, Joseph Kopko, Jay Gordon, Tom Steele and Bob Weber, Members. Also present were: Rich Rush, Widmer Engineering; Veronica Bennett, KLH Engineers and Ellen Wallo, Recording Secretary.

Mr. Pozzuto then led the group in the Pledge of Allegiance.

PUBLIC COMMENTS

Ashley Moninger of 190 Kopper Kettle Road was present and presented some issues with Range Resources her family has had with the drilling on Kopper Kettle Road. Mr. Pozzuto advised her that he had written to the Board of Supervisors and Manager John Stickle concerning such issues, on the advice of the Planning Commission members.

Cynthia Rossi of 99 Zediker Station Road was also present and expressed that she has been made aware of some problems at such site also.

CONTINUATION OF LAND DEVELOPMENT APPROVAL

John J. Sisson Motors

The second item on the agenda was Continuation of Land Development Approval for John J. Sisson Mercedes-Benz Addition and Alterations, 470 Washington Road, zone C-2.

Present in support of this application were John J. Sisson and David Tarbert, Architect.

Veronica L. Bennett, E.I.T. of KLH Engineers, reviewed this application and stated a variance was granted at the Zoning Hearing Board meeting of June 29, 2015 for interior landscaping. The DEP permits have been applied for and Ms. Bennett recommended approval for this item.

Mr. Sisson granted a time waiver in order to table this item, due to a variance being required.

Mr. Pozzuto then made a motion to recommend Final Land Development Approval for John J. Sisson Motors Mercedes-Benz Addition and Alterations at 470 Washington Road, zone C-2. The motion was seconded by Mr. Gordon and carried.

CONTINUATION OF PRELIMINARY LAND DEVELOPMENT APPROVAL

Washington Investments, LLC/Park Place Phase 1

This item is for continuation of consideration of Preliminary Land Development Approval for Washington Investments, LLC/Park Place Phase 1 for a proposed commercial development at The Park Place at The Meadowlands/Burkett Lane, zone C-2.

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Nicolas Webb and Griffin Sepp of Cheat Road Engineering were present in support of this application.

Engineer's Comments (Widmer):

- A. Provide evidence that the lot on which the development is proposed is a lot of record.
- B. Provide drawing of entire parcel with metes and bounds indicated.
- C. Per Section 245-182.B(2) of the Zoning Ordinance, for 90-degree parking a 26-foot aisle is required. Plan indicated 24-foot aisles. A variance will be required.
- D. Proposed angled parking along northern edge of site does not provide an effective 18-foot length as required. It appears there may be room to reduce the proposed aisle width to get the required 18-foot effective length. A 24-foot aisle is proposed for the angled parking. Per Section 245-182.B(2) of the Zoning Ordinance, 60-degree parking requires a 20-foot aisle width.
- E. Fire lanes shall be provided in accordance with the requirements of the Township Fire Code and the Volunteer Fire Department. Plan should be submitted to the Fire Chief for review.
- F. Per Section 245-182.I(2) of the Zoning Ordinance, parking in front yards shall be located at least 20-feet from the street right-of-way line. The proposed parking along Park Place Drive is located within the street right-of-way. A variance will be required.
- G. Indicate proposed truck routing for trash truck to prevent backing up through the parking lot to exit the upper lot.
- H. Show the location of the proposed water meter vault.
- I. Sanitary sewer lateral and connection shall be in accordance with Washington-East Washington Joint Authority requirements.
- J. Per the Township Zoning Map, the adjacent parcels in South Strabane Township are either zoned C-2 or A-1. The plan indicates the adjacent parcels are Zone R-1. Revise accordingly.
- K. Provide spot elevations and additional contouring as needed to verify positive storm water drainage to proposed facilities.
- L. Indicate existing gas line and proposed service lines on the Utility Plan.
- M. Landscaping is proposed within the Burkett Lane and Park Place Drive right-of-ways. This landscaping is needed for compliance with Section 245-171.J(4)(a) of the Zoning Ordinance. Provide evidence that the developer has permission to plant in the right-of-way.
- N. Buffer Area "C" with a minimum depth of 15 feet will be required along the eastern side of the site in accordance with Section 245-171 of the Zoning Ordinance. An approximate 10-foot buffer is proposed.

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- O. Provide details for proposed site improvements (storm facilities, utilities, pavement details, etc.). It does not appear that all of the drawings indicated on the Sheet List on the Cover Sheet were provided.
- P. Indicate proposed wall grades.
- Q. Provide a lighting plan to indicate compliance with Section 245-182.L(2) of the Zoning Ordinance.
- R. Sewage Facilities Planning Module approval will be required from PaDEP.
- S. NPDES and Erosion and Sedimentation Control Plan approval will be required from Washington County Conservation District/PaDEP.
- T. Storm water Management Plan shall be signed and sealed by the preparer.
- U. Include a maintenance section in the storm report indicating when proposed storm water facilities should be inspected and maintained.
- V. 24" and 69" dimensions on the baffle detail on Sheet Number C-902 appear to need adjusted to match inverts of the second row of orifices and the weir invert.
- W. Provide invert elevations on the baffle detail on Sheet Number C-902 to match those in the calculations for the orifices and weir.

Mr. Webb stated that the three variances mentioned: Item C: 26 foot parking aisles, Item F: parking in front yard and Item N: a 15 foot buffer, were all granted at the Zoning Hearing Board meeting held on June 29, 2015. Mr. Webb also stated that all permits are in place or have been applied for and that they have met with Fire Chief Reese.

Mr. Rush then remarked that all items under Engineer's Comments had been met, with the only exception being that Washington Investments, LLC will need to install a dumpster on the upper level.

Mr. Pozzuto asked for comments from the audience and there were none.

After further discussion, Mr. Gordon made a motion, seconded by Ms. Zipko, to recommend Preliminary and Final Land Development Approval for Washington Investments, LLC for a proposed commercial development at The Park Place at The Meadowlands/Burkett Lane, subject to the engineer reviewing before submission to the Board of Supervisors. The motion carried.

PRELIMINARY AND FINAL SUBDIVISION APPROVAL **Strabane Manor Lots 311 and 312 Revised**

This agenda item is for Preliminary and Final Subdivision Approval for Jimmy Sperdute, Sperdute Land Surveying, for Strabane Manor Lots 311 and 312 Revised at Flint Drive, zone R-4.

Jimmy Sperdute, Sperdute Land Surveying was present in support of this application.

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Engineer's Comments (Widmer):

- A. Plan shall be signed and sealed by the preparer.
- B. Washington County Planning Commission approval will be required.
- C. Are any easements needed for roof drain collector pipes?

Mr. Rush stated that all of the comments have been addressed.

Ms. Phillis made a motion to recommend Preliminary and Final Subdivision Approval of this item. The motion was seconded by Mr. Gordon and carried.

PRELIMINARY SUBDIVISION APPROVAL

Patrick DeCuir Subdivision No. 1

This item is for Preliminary Subdivision Approval for the Patrick DeCuir Subdivision No. 1, for two (2) lots and a remnant at 1 Raymond Boulevard, zone C-2.

Mike Hogan of Gateway Engineers was present in support of this application.

Engineer's Comments (Widmer):

- A. Complete Acknowledgement clause with notary expiration date.
- B. Provide appropriate Mortgage clause on the plan.
- C. Provide Washington County Planning Commission Review clause on the plan.
- D. Provide Proof of Recording clause on the plan.
- E. Provide Owners Acceptance of Responsibility for Providing Storm Water Drainage Facilities and Control of Storm Water Drainage clause on the plan.
- F. Provide Highway Occupancy Permit Requirements clause on the plan.
- G. Plan shall be signed and sealed by the preparer.
- H. Indicate the zoning districts of adjacent parcels on the plan.
- I. Plans should indicate the proposed Route 19 layout.
- J. Washington County Planning Commission approval will be required.
- K. Raymond Boulevard is indicated as a proposed 40' access easement. Is the current easement being revised? Per Section 206-65.C(4)(b), the minimum width of the right-of-way required for a private street shall be 50 feet.

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- L. Provide a distance for the property line with a North 50 -50' -50" East bearing for Proposed Parcel No. 600-005-00-00-0018-04.
- M. Chord bearing for the curve in the northeast corner of Proposed Parcel No. 600-005-00-00-0018-05 appears to be in error.
- N. Provide a property corner symbol in the northwest corner of Proposed Parcel No. 600-005-00-00-0018-05 at the end of the curve with radius of 240.00 feet and length of 8.53 feet.
- O. Indicate the front, side and rear setbacks of each proposed parcel on the plan.
- P. Indicate the locations of all utilities on the plan.
- Q. Indicate on the plan the company or authority that will provide water, sewer, gas, electric and other utility services.
- R. As a result of the revised parcel layout, how many lots will front on the private street (Raymond Boulevard)? Per Section 206-65.C(1), no more than four lots shall have frontage on a new private street.
- S. Provide evidence of proprietary interest acceptable to the Township Solicitor.
- T. Provide a copy of any existing or proposed covenants or deed restrictions applicable to the property and written evidence of any zoning variances granted which are applicable to the property.

Mr. Pozzuto asked for comments or questions from the audience and there were none.

Mr. Hogan and Mr. Rush discussed many of the engineer's comments and Mr. Hogan agreed to waive the four lot minimum and maintain the 50 foot road right-of-way.

After further discussion, Mr. Pozzuto made a motion to recommend Preliminary Subdivision Approval for the Patrick DeCuir Subdivision No. 1, for two (2) lots and a remnant at 1 Raymond Boulevard, zone C-2, subject to waiving the four lot minimum and maintaining the 50 foot road right-of-way. The motion was seconded by Mr. Gordon and carried.

MINUTES

A motion was made by Mr. Kopko and seconded by Mr. Gordon to make a correction to the minutes of the meeting of May 7, 2015. Mr. Kopko requested the addition that the following be added to his motion for Conditional Use Approval for Tower Access Group LLC and Pittsburgh SMSA: "provide calculations showing the tower won't fail and fall on the parking lot". The motion carried.

A motion was then made by Mr. Gordon and seconded by Mr. Steele, to approve the minutes of the meeting of June 4, 2015 as written. The motion carried.

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There being no further business to come before the Board, the meeting adjourned at 8:40 P.M.

Submitted by,

Ellen G. Wallo
Recording Secretary

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